

OFFICE TO LET

65 LEADENHALL ST, EC3A

1.588 Sqft.

DESCRIPTION

Positioned in the heart of the City, 65 Leadenhall Street offers stylish, contemporary office space just moments from London's iconic Leadenhall Market. This recently refurbished building blends modern finishes with historic charm. The part 3rd floor is fully fitted and available with furniture for immediate occupation.

Tenants benefit from excellent connectivity with multiple underground stations nearby, plus on-site perks including a manned reception, showers, bike racks, and 24-hour access. With an EPC rating of B.

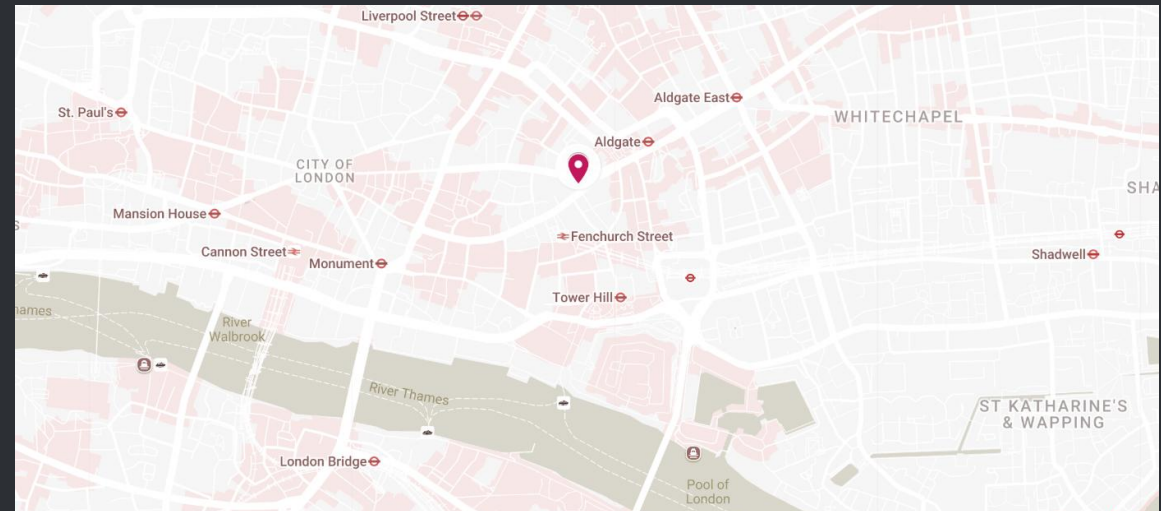
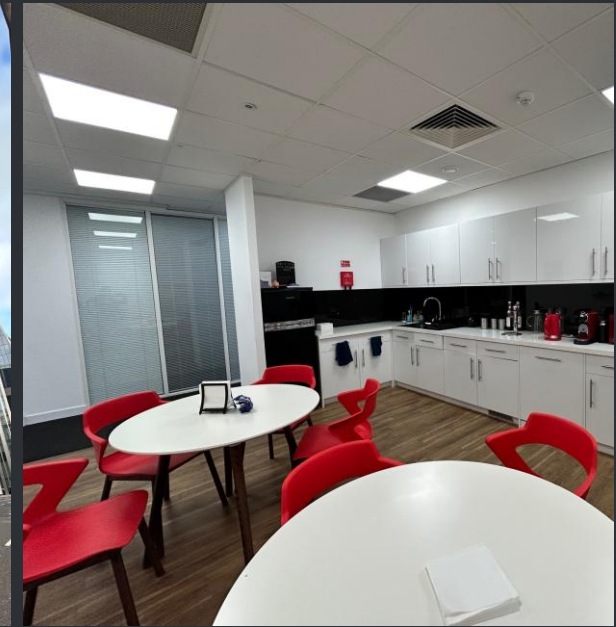
LOCATION

Located in the heart of London's insurance and financial district, 65 Leadenhall Street offers a prime EC3 address just moments from Leadenhall Market, Lloyd's of London, and a host of top-tier institutions. Surrounded by an array of cafés, restaurants, and cultural landmarks, the building is perfectly positioned for both business and lifestyle convenience.

With Aldgate, Tower Hill, Liverpool Street, Monument, and Bank stations all within a short walking distance, connectivity across the City and beyond is seamless—making it an ideal base for ambitious, forward-thinking businesses.

SPECIFICATION AND AMENITIES

- Air conditioning
- Raised floors
- 24-hour access
- 2 Passenger lifts
- Recently refurbished entrance hall
- Manned reception with commissionaire services
- 2 showers
- 17 bike racks
- EPC B



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SCHEDULE OF AREAS

Floor	Sqft.	Sq. m	Available
Part 3 rd Floor	1,588	148	Immediately

LEASE OPTIONS

Assignment or sublease until October 2029.

FINANCIALS

Rent: £50.00 per sqft.

Rates: £23.60 per sqft.

S/C: c.£7.50 per sqft.

VIEWINGS

Strictly by appointment through SHB.



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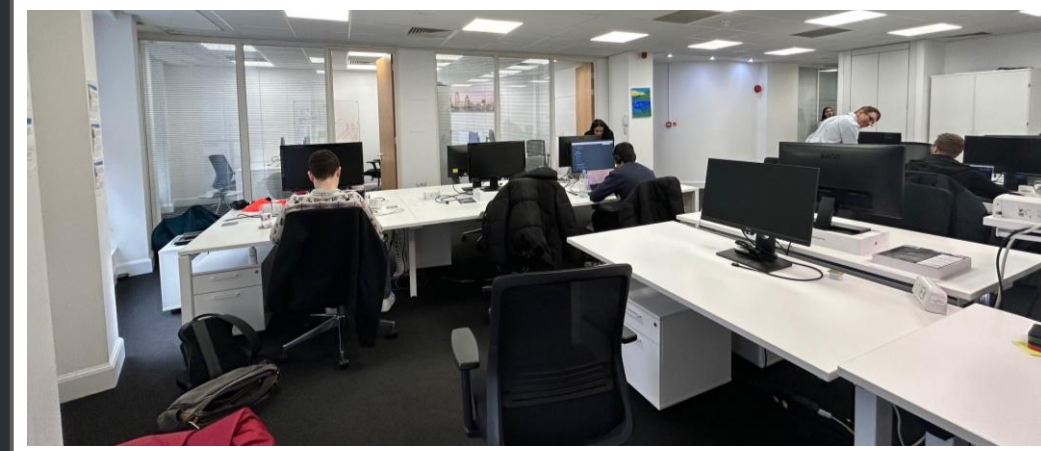


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